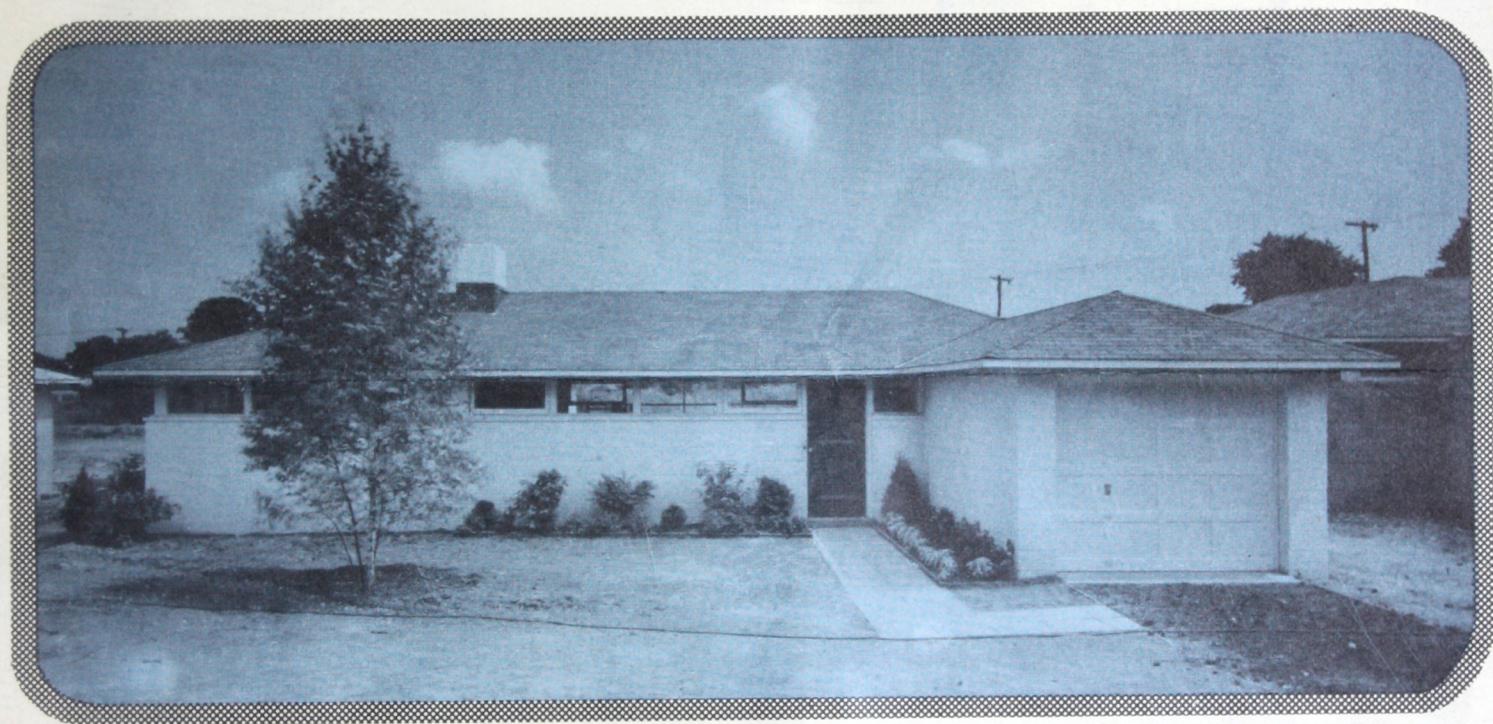


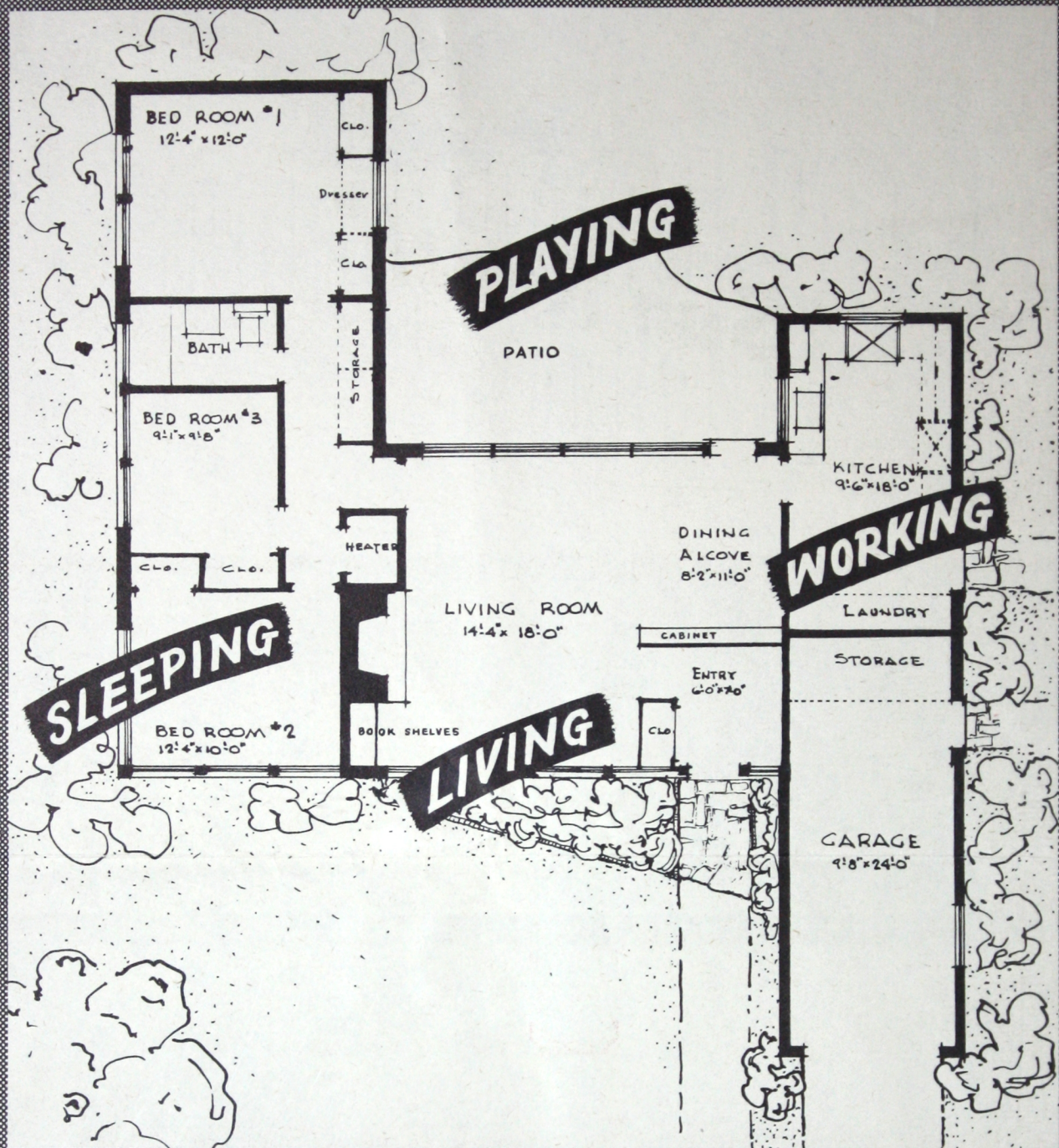
CALIFORNIA "Sun Ranch" HOMES



Photograph by Architectural Forum

Greenvale **AT NORTH ROSLYN, LONG ISLAND**

Here — for the first time — California style homes have been adapted to this climate in a delightfully modern, workable home. Here on Long Island you can "Live in the Sun" in a home that features full-length terrace windows, a beautiful patio-courtyard planned for barbecue meals, colorful gardens, and a privacy unattainable in the conventional style home! This is living at its best — and it's within the reach of all!



HERE AT LAST!...

Modern, Planned Living!

These "Sun Ranch" homes were designed and built with a purpose. They were thought out to give you the greatest amount of living for your housing dollar. For example—notice in the floor plan above, that it's designed so that the working part of the house—the kitchen, the laundry, the workshop, and the garage is restricted to one section; the living section where you sit and read and meet with your friends, play cards and games—occupies the central

section; sleeping quarters are off by themselves on the far side of the house—away from disturbing noises. No worry about the baby waking up. You're away from it all. Quiet, private, secluded... Everything has been thought of—from a fully planned kitchen down to the smallest detail of the redwood-curbed flower beds at the entrance. *This house was planned—it didn't just happen.*

-----Working Section Works

One of the principal features of the "Sun Ranch" home is its modern, U-shaped kitchen, designed as a step-saver — the refrigerator is but a few steps from the sink which is but a few steps from the kitchen range! Yet there's plenty of elbow room and every square inch is well used!

New, Plastic-roller doors on kitchen cabinets are located above modern work counters. Plenty of space for dishes, food, and kitchen equipment—all within easy reach. A four-burner, table top kitchen range with oven, broiler and two storage compartments. Sanitary, modern-

designed porcelain sink. A large double window, above the sink, overlooks the patio and play area.

On the far side of the kitchen, space has been scientifically planned for a complete laundry—an automatic washer, automatic dryer, and automatic ironer. And right close by, a door leads out to the backyard where your handy, circular dryer is located for quick accessibility.

The garage is over-size, and at one end space is provided for storage and a work bench where the man of the house can spend his time carpentering, painting the screens, or refinishing an antique chair.

-----Living That Is Living!

The living room means just that—LIVING—the best there is! It is 18' x 22'6"; has a beautiful entrance with built-in, attractively designed clothes closet for hats, coats, rubbers, and special compartments to keep them in. A low latticed partition permits a sweeping view of the room—dining alcove on the right, the long sweep of ceiling-to-floor terrace windows which open to the patio. The far wall, of brick, may be left its red brick finish, or painted according to taste.

Overhead is a lovely beamed ceiling, typical of the California style home.

The floor-to-ceiling terrace windows are a main feature of the house permitting the full benefit of the sunlight and affording a broad sweep out into the patio. Here is true outdoor living; patio and living room seem to meld into one great room—where sun and living meet.

Next to the fireplace, and built into the brick wall are book shelves, below which provisions have been made for a built-in radio and record changer.

High, air-flow windows, much higher than conventional windows are a feature. You can look out, but passersby can't look in. The high windows shade the sun, yet permit

air to enter high up in the room, driving hot air before it, improving circulation tremendously. In addition, the "Sun Ranch" home breathes—because screened vents have been built under the eaves which allow fresh, new air to enter. The house is also equipped for forced ventilation if you wish to install a summer fan in the attic.

These high windows give you the full use of your room; furniture can be easily arranged below them, without fear of rain coming in, even when the windows are open—the eaves protect your room from any normal, wind-driven rain.

"Sun Ranch" home windows simplify your drapery problem. Shades and blinds are unnecessary; the simplest drape or curtain can be used with highly decorative effect.

DINING WITH A VIEW

At one end of the living room, overlooking the patio, is the dining alcove with plenty of space for a large dining table and chairs. The dining alcove is efficiently located next to the kitchen . . . just a few steps from stove to table. A door gives the dining alcove the necessary privacy for dining purposes.

-----Secluded Sleeping Quarters

The sleeping quarters, as indicated before, are separated from the rest of the house by strong walls and partitions and heavy doors and acquire a quiet and a feeling of privacy which is unattainable in the conventional, two-story house where noises on the floor below penetrate so easily.

The well-thought out storage-wall closets were planned for accommodating a maximum amount of clothes. Each bedroom is equipped with one of these closets; however, space has been planned for additional storage wall closets in the hall and master bedroom. These roomy closets provide more than adequate space for dresses, suits, coats, etc., with a rack for shoes. Above is a large compartment for hats; while below is a single large drawer for blankets, spreads, and sheets.

The master bedroom is 12' x 12'4". Notice on the floor plan the dotted lines for an extra storage-wall closet and a built-in, window-high dresser built below the double window. High air-flow windows line the opposite wall.

The second bedroom is 10' x 12'4", with one large storage-wall closet for clothes, shoes, hats, blankets, spreads, and sheets. Air-flow windows line two walls.

The third bedroom is 9'1" x 9'8", with the same large storage-wall closet. Air-flow windows line one wall.

The bathroom is attractively decorated and features waterproof walls with linoleum floor. Equipped with combination tub and shower, toilet, wash basin, it has a large recessed medicine cabinet with full mirror. Accessories and all fittings are chrome-plated.

RECREATION CENTRE—The Patio:

The patio or courtyard, partially surrounded by the living quarters of the house, is an important part of

"Living in the Sun". Here, people have outdoor furniture, barbecue pits, fireplaces, making it a delightful spot for meals—where barbecued ham, spotted lamb, corn on the cob, are rare delicacies.

Picture the patio with flower beds, beautiful landscaping and it becomes an integral part of the house. Here you may wish to play croquet, or erect a badminton court, or place your ping-pong table—there's plenty of space, and it's wind-protected from three sides.

RADIANT HEAT—Last word in heating:

Radiant heat is another feature of the California home. But it's not restricted to the California climate. For radiant heat is used successfully in homes in severe New England winters.

Radiant heat is a simple system which operates with maximum efficiency. A network of wrought iron pipes, imbedded in concrete, are laced back and forth over the entire floor area. Hot water, heated by an automatic gas furnace, is circulated through the pipes. Thus it performs two functions: (1) Usually the coldest place in the house is the floor, and by heating it you eliminate heat loss from this great area. (2) By heating from the floor up—you warm the entire room evenly from floor to ceiling.

More expensive to install than the usual conventional type heating, and until now not available in low-priced housing in the East, radiant heat is considerably less expensive to operate.

The boiler room, behind the brick fireplace, is sunken below the floor level, permitting complete drainage of the system when necessary. The system permits individual temperature control of each room.

4

main advantages of

RADIANT HEAT

F. ~~other~~ Homes other than T/H

1

No radiators or heating grills to contend with.

2

Its even heat creates no drafts.

3

Does not circulate dust or dirt.

4

Operating cost is considerably less than with other systems.

Special Advantages of the

CALIFORNIA
Sun Ranch
HOMES

at Greenvale in North Roslyn, Long Island

TRANSPORTATION

Less than eight minutes walk from development to Railroad Station at Greenvale on the L.I.R.R.

SHOPS

... are close at hand, within walking distance. Neighborhood shops in Roslyn are only a few minutes away. Large shops are available by car at Hempstead or Manhasset. Such stores as Loeser's, Lord and Taylor's, Macy's, etc.

SCHOOLS

... are nearby — grammar and high schools, fine schools with high, academic standing.

PLACE TO LIVE

Greenvale is in the centre of the finest living around New York. Close to North Shore beach resorts, it is in the heart of rolling, beautiful country where many of Long Island's finest estates are located. It's a place where children can play in the sun, and parents don't have to worry about their safety.

Attractively Landscaped Plots,
66 x 100

Paved Streets

Attractive Winding Roads

Steel Door Frames

Rock Wool Insulation

Radiant Heat

U-Shaped Functional Kitchen

Plastic, Roller Door
Kitchen Cabinets

Table-Top Gas Range

Modern Kitchen Work Counters

Linoleum Floor in Kitchen

High, Air-Flow Windows

Over-size Garage

Storage Room and Space for
Work Shop

Patio

Modern, Fully-Equipped
Bathroom

All Rooms Plastered

Beamed Ceiling in Living Room

Copper Piping

Automatic Gas Furnace

Floor-to-Ceiling Terrace
Windows

Screened Eaves Vent

Storage-Wall Closets

Complete Living All on One
Floor — No Second Story;
No Stairs to Climb

Lightolier Electric Fixtures

Blue Stone Driveway

Schlage Hardware

Wood-Burning Fireplace

 **Cy Williams, inc.**

HAWTHORNE AVENUE & LOWELL ROAD, PORT WASHINGTON, L. I.